REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITEE

MEETING: December 3, 2013

SUBJECT: Major Site Plan Review Elite Auto Lights, Inc.

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major Site Plan review of 12,000 sq. ft. commercial manufacturing building for Elite Auto Lights, Inc.

Suggested Motion: I move that the TRC approve the major site plan for Elite Auto Lights, Inc.



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

1.1. Applicant: Elite Auto Lights, Inc.

1.2. **Request:** Major Site Plan Approval

1.3. **PIN:** 9587-52-3426 1.4. **Size:** 1.70 acres +/-

1.5. **Location:** The subject area is located off continental Divide Drive near US 25 Hwy

Connector

1.6. Supplemental Requirements:

SR 10.8. Manufacturing and Production Operations

- (1) Site Plan. Major Site Plan required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. Adequate lighting shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. Lighting mitigation required.
- (3) Dust Reduction. Unpaved roads, travel ways and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

Map A: Aerial Photo/Pictometry





2. <u>Current Conditions</u>

- **2.1 Current Use:** This parcel is currently vacant.
- **2.2 Adjacent Area Uses:** The surrounding properties consist of mixed residential and commercial uses.
- **2.3 Zoning:** The current and surrounding property to the north, south, east, and west is Regional Commercial

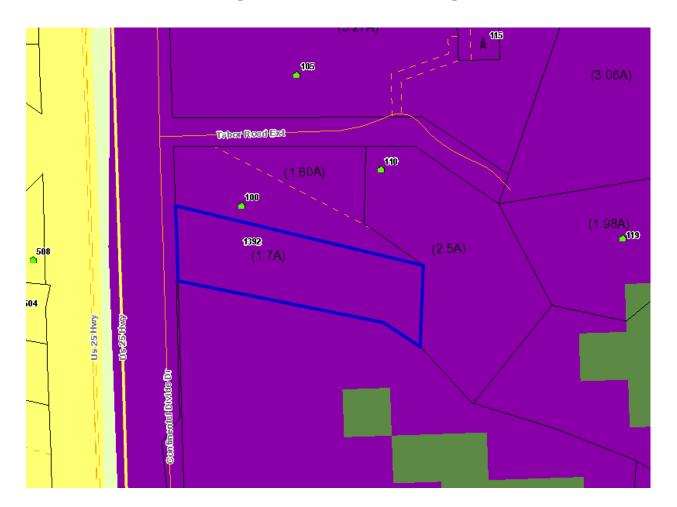
Map B: Current Zoning



- **3.** <u>Floodplain /Watershed Protection</u> The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.
- **4.** Water and Sewer: Public water and private septic system will serve this property.

Public Water: City of Hendersonville

Public Sewer: Public sewer is not available for this property.



Map C: CCP Future Land Use Map

5. <u>Comprehensive Plan</u>

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Industrial Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Industrial: Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.

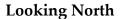
Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses. Industrial areas depicted on Map # 24, Future Land Use Map are derived from existing industrial zoning districts, as well as from those area depicted upon Map # 8, "Committee of 100" Recommended Industrial

Development Zones. It is intended that the Countywide Industrial / Commercial Zoning Study and Community Plans will further refine the location, extent, and intensity of future industrial areas.

6. Staff Recommendations

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs

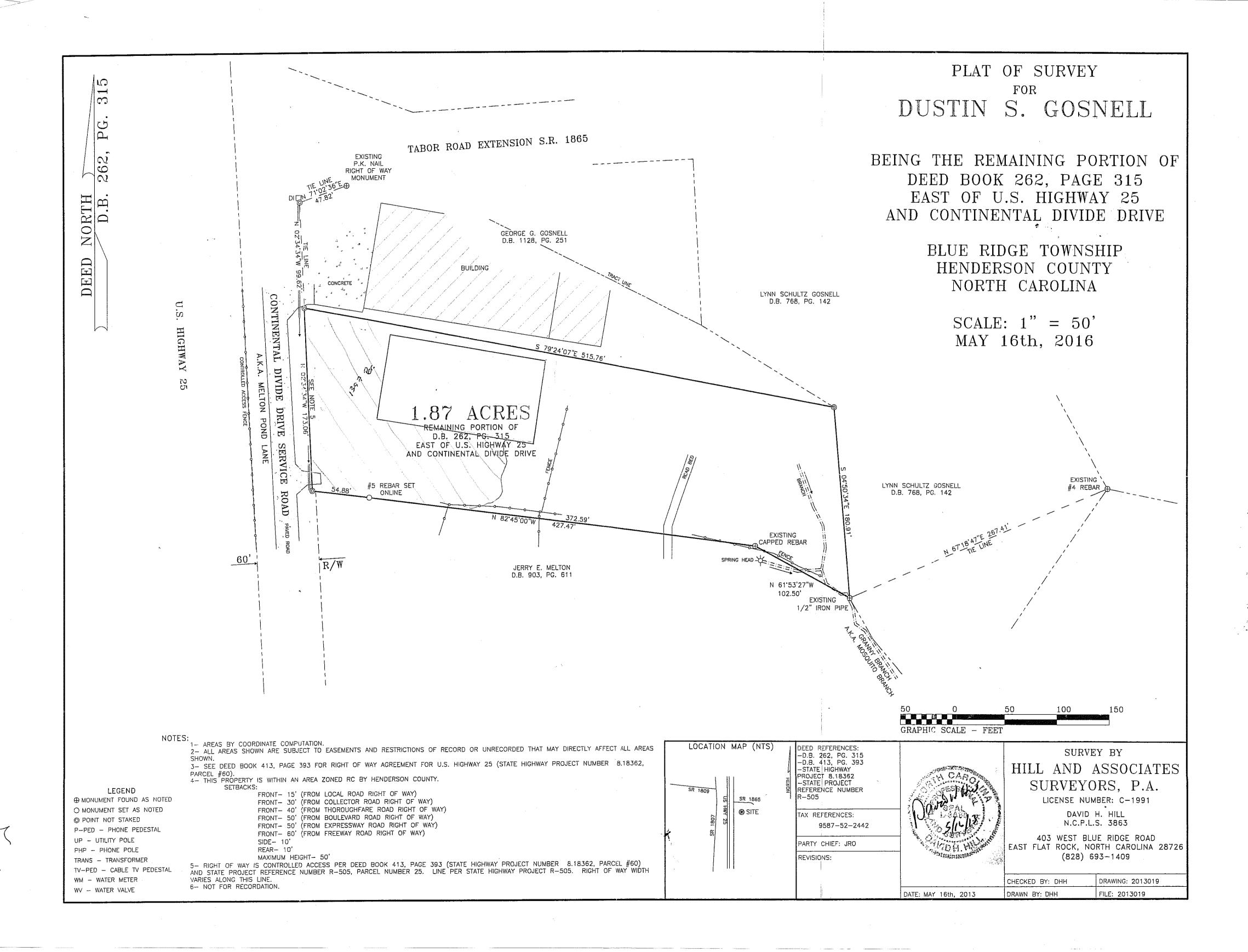






Looking Northeast from Continental Divide

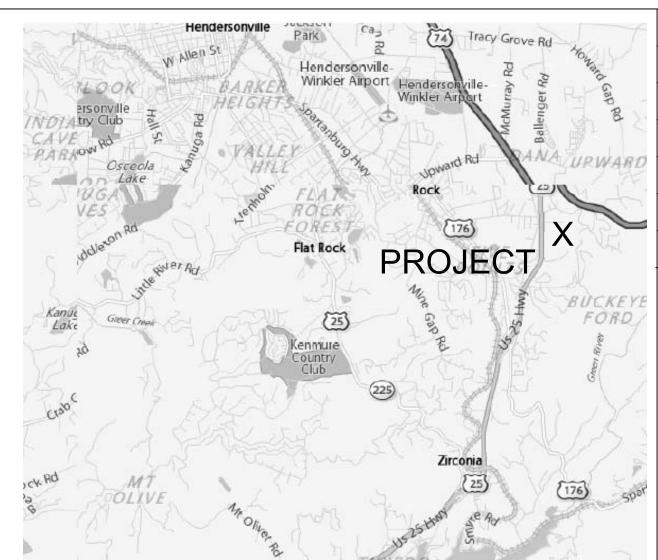






SCALE 1"=30'

SCALE 1" = 30'



VICINITY MAP

EROSION CONTROL NOTES

TOTAL SITE = 1.7 AC.

EXISTING IMPERVIOUS AREA - 0 (0%)

NEW BUILDING - 12000 SF (16.2%)

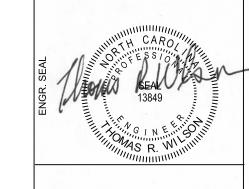
NEW STREETS AND PARKING 7800 SF (10.5%)

PERMEABLE PAVEMENT AREA = 3600 SF (4.9%)

IMPERMEABLE PAVEMENT AREA = 4200 SF (5.6%)

DISTURBED AREA 28500 SF +- (38.48%)

PROPOSED IMPERVIOUS AREA = 20500 SF +- (21.8%)



REVISIONS

SCALE: AS NOTED

JOB NO:

OCTOBER 22, 2013

PLAN



THOMAS R WILSON, PE 7 WOODCREST RD. ASHEVILLE, NC 28804 828-252-5100

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SHEETS

NEW BUILDING FOR ELITE AUTO LITES HENDERSONVILLE, NC 28792

			APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS NORTH CAROLINA BUILDING CODE 2012 NORTH CAROLINA BUILDING CODE				
NAME OF PROJECT: ELITE AUTO LITES ADDRESS: PROPOSED USE: MANUFACTURING OWNER/CONTACT PERSON: TREY FORD, COOPER CONSTRUCTION CO. PHONE: OWNED BY: PRIVATE CODE ENFORCEMENT JURISDICTION: HENDERSON COUNTY DESIGNER OF RECORD DESIGNER NAME LICENSE # TELEPHONE THOMAS R WILSON 13849 828-252-5100 ENGINEER BUILDING BUD FLANDERS ENGINEER - ELECTRICAL TILDEN WHITE ENGINEER - MECH AND PLUMBING 2012 EDITION OF NC CODE FOR: XX NEW CONSTRUCTION DIPPIT EXISTING RECONSTRUCTION ALTERATION REPAIR CONSTRUCTED ORIGINAL USE RENOVATED BUILDING DATA CONSTRUCTION YES NO [XX] TYPES? SPRINKELRED: YES(XX) PARTIALL NO NEYS (LASS FIRE DISTRICT: YES NO [XX] FLOOD HAZARD AREA: YES NO [XX] MIZZANINE: NO HIGH RISS: NO GROSS BUILDING AREA FLOOR EXIST SO, FT. NEW SO, FT. SUBTOTAL THIRD STORY 0 1501 MEZZANINE 0 0 0 SECOND STORY 0 1501 MEZZANINE 0 0 0 FIRES STORY 0 1501 MEZZANINE 0 0 0 FIRES STORY 2 2500 BASEMENT	PRIMARY OCCUPANCY: ASSEMBLY A A A A A A A	FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS SHAFTS-EXIT SHAFTS-OTHER CORRIDOR SEPERATION OCCUPANCY SEPERATION PARTY/FIRE WALL SEPERATION SMOKE BARRIER SEPERATION TENANT SEPERATION INCIDENTAL USE SEPERATION INCIDENTAL USE SEPERATION	NATING	FLOOR ROOM OR SPACE DESIGNATION FLOOR ROOM OR SPACE DESIGNATION	ACTUAL TRAVEL DIST NETWORK SECTION (1015.1)	SHOWN ON PLANS L STAIR LEVEL 108 72 DOOR WIDTH (SECTION 1008.1)	STRUCTURAL DESIGN DESIGN LOADS IMPORTANCE FACTORS: WIND (IW) 1 SNOW (IS) 1 SEISMIC (IE) 1 LIVE LOADS: ROOF 20 MEZZANINE FLOOR SIGN CADE SIGN REPORT OF STRUCTURAL REPORTS NOW LOAD 18 PSF WIND LOAD BASIC WIND SPEED 90 MPH ASCE 7-02 EXPOSURE CATEGORY C WIND BASS SHEARS (FOR MWPTRS) Vx 32 Vy 12 SEISMIC DESIGN CATEGORY DATA B C COMPANY CATEGORY TO WIND BASS SHEARS (FOR MWPTRS) Vx 32 Vy 12 SEISMIC DESIGN CATEGORY DATA B C C C WIND BASS SHEARS (FOR MWPTRS) Vx 32 Vy 12 SEISMIC DESIGN PARAMETERS OCCUPANCY CATEGORY TABLE 1604.5) XXI DI DIT DIT DIT DIT DIT DIT DIT DIT DIT
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THERMAL ENVELOP	
METHOD OF COMPLIANCE:	
PRESCRIPTIVE PERFORMANCE XX ENERGY COST BUDGET [
ROOF/CEILING ASSEMBLY (EACH ASSEMBLY) R5 SEPERATION BLC	С
DESCRIPTION OF ASSEMBLY METAL ROOF W/ 6" + 3" VINYL BAC	k
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R-VALUE OF INSULATION R-30	
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DESCRIPTION OF ASSEMBLY	
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EXTERIOR WALLS (EACH ASSEMBLY)	
DESCRIPTION OF ASSEMBLY: SIMPLE SAVER R-25 ASSBY	_
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R-VALUE OF INSULATION R-25	
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U-VALUE OF ASSEMBLYSHADING COEFFICIENT	
PROJECTION FACTOR	
LOW E REQUIRED, IF APPLICABLE	
EXTERIOR WALLS (EACH ASSEMBLY)	
DESCRIPTION OF ASSEMBLY:	_
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R-VALUE OF INSULATION	
U-VALUE OF ASSEMBLYSHADING COEFFICIENT	
PROJECTION FACTOR	
LOW E REQUIRED, IF APPLICABLE	

U-VALUE OF TOTAL ASSEMBLY_

R-VALUE OF INSULATION____

EXTERIOR WATTS SPECIFIED/ALLOWED EQUIPMENT MOTOR HP PHASES MIN EFFICIENCY MOTOR TYPE

POLES

WINTER DRY BULB SUMMER DRY BULB BUILDING HEAT LOAD BUILDING COOLING LOAD MECHANICAL SPACE CONDITIONING SYSTEM UNITARY DESCRIPTION OF UNIT

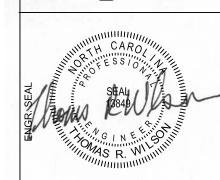
HEATING EFFICIENCY COOLING EFFICIENCY HEAT OUTPUT OF UNIT

TOTAL BOILER OUTPUT (IF OVERSIZED STATE REASON) LIST EQUIPMENT EFFICIENCIES **EQUIPMENT MOTORS**

PHASES MIN EFFICIENCY TYPE POLES

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NEW BUILDING ELITE AUTO LITE 100 TABOR RD E EAST FLAT ROC

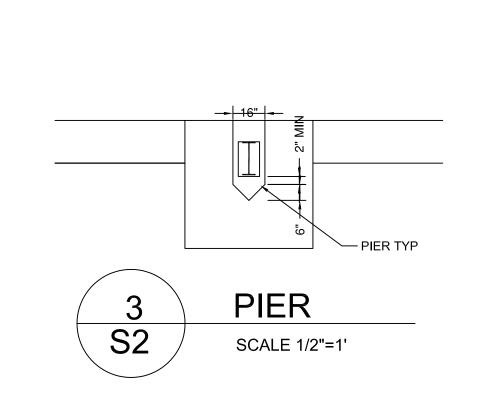
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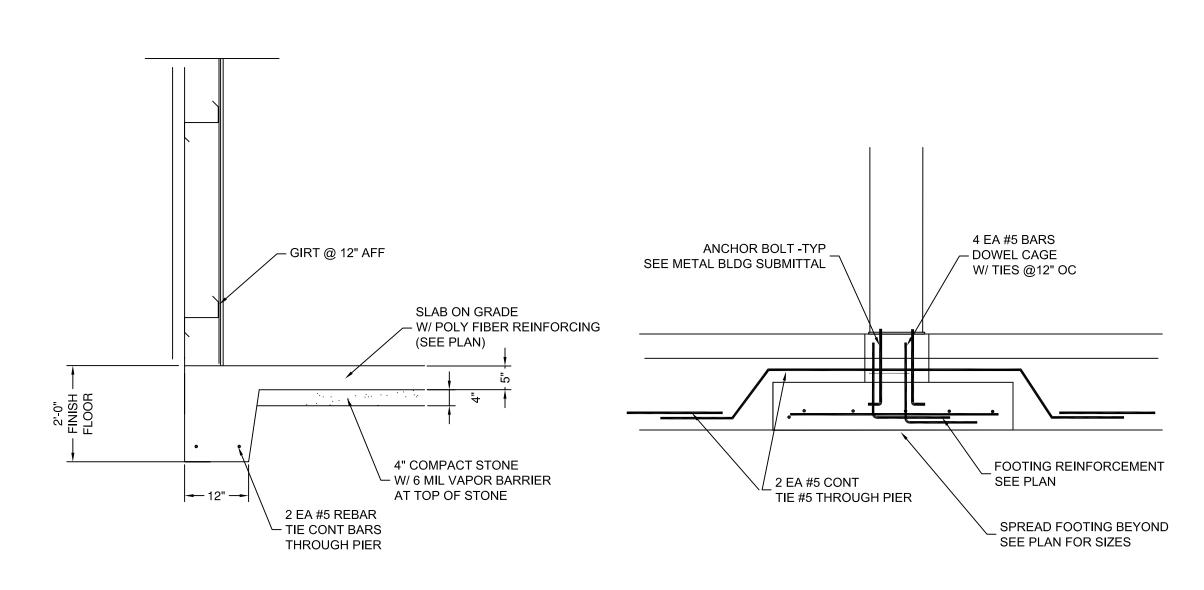
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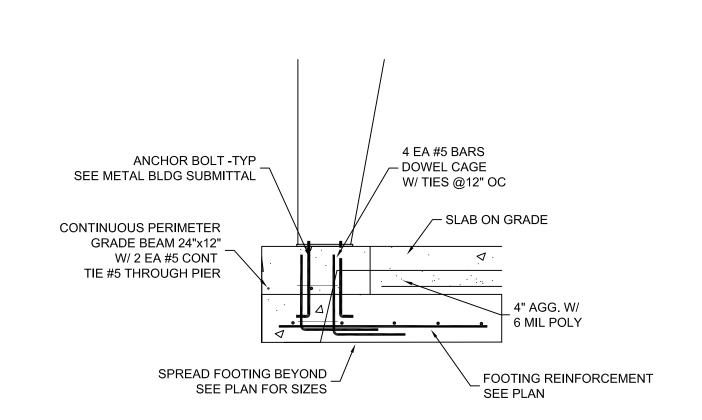
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SHEETS





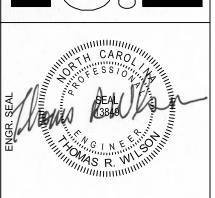




TYPE GRADE BEAM S3 SCALE 1/2"=1'

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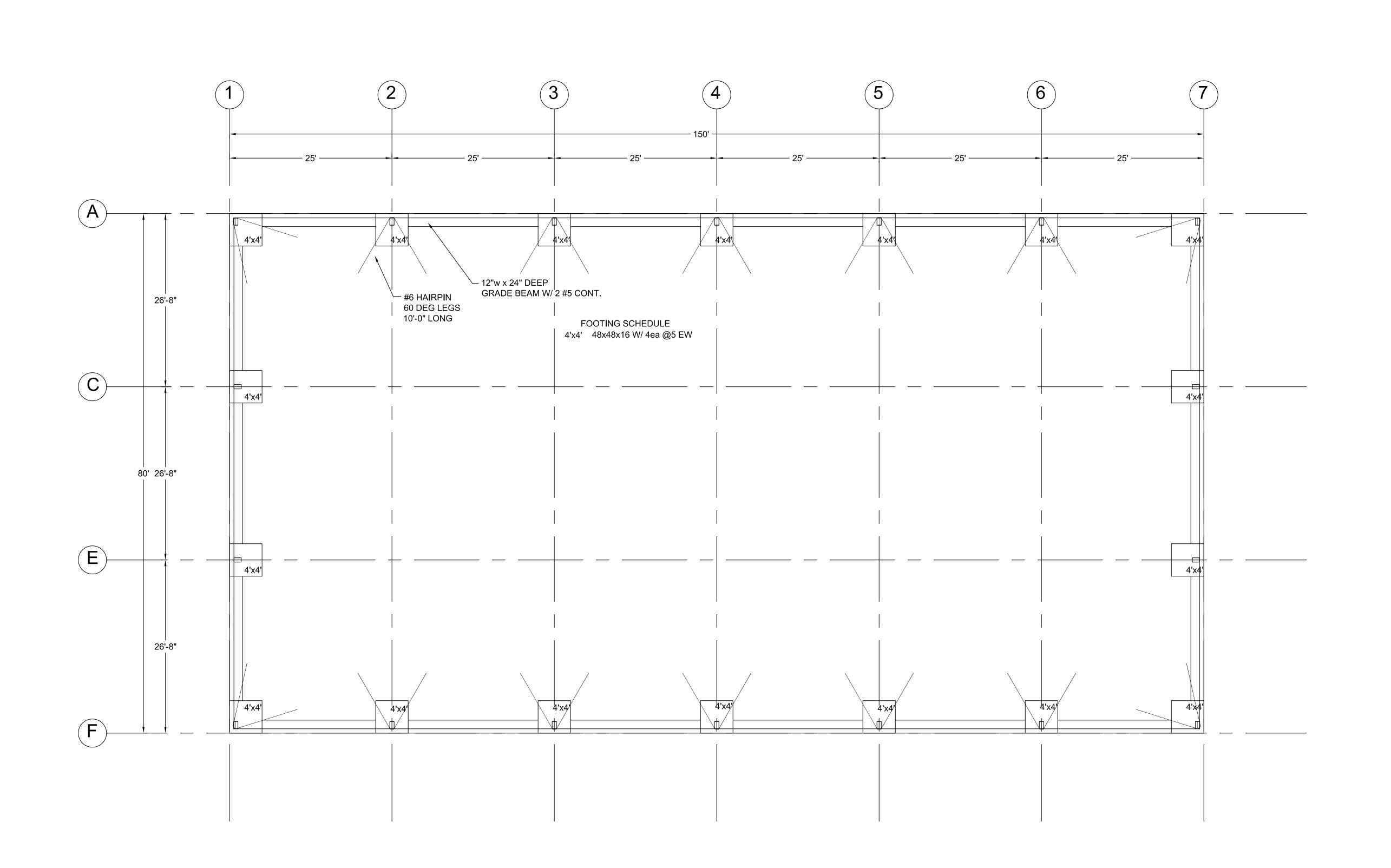
NC 28731 NEW BUILDING ELITE AUTO LITES 100 TABOR RD EXT EAST FLAT ROCK, N

APPROVED BY OWNER DRAWN: TRW

DATE: NOV 19-2-13

SCALE: AS NOTED JOB NO:

> NOV 19-2-13 **DETAILS**



North

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NOV 19-2-13 FOUNDATIONS

SHEETS

DRAWN:

DATE: NOV 19-2-13

SCALE: AS NOTED

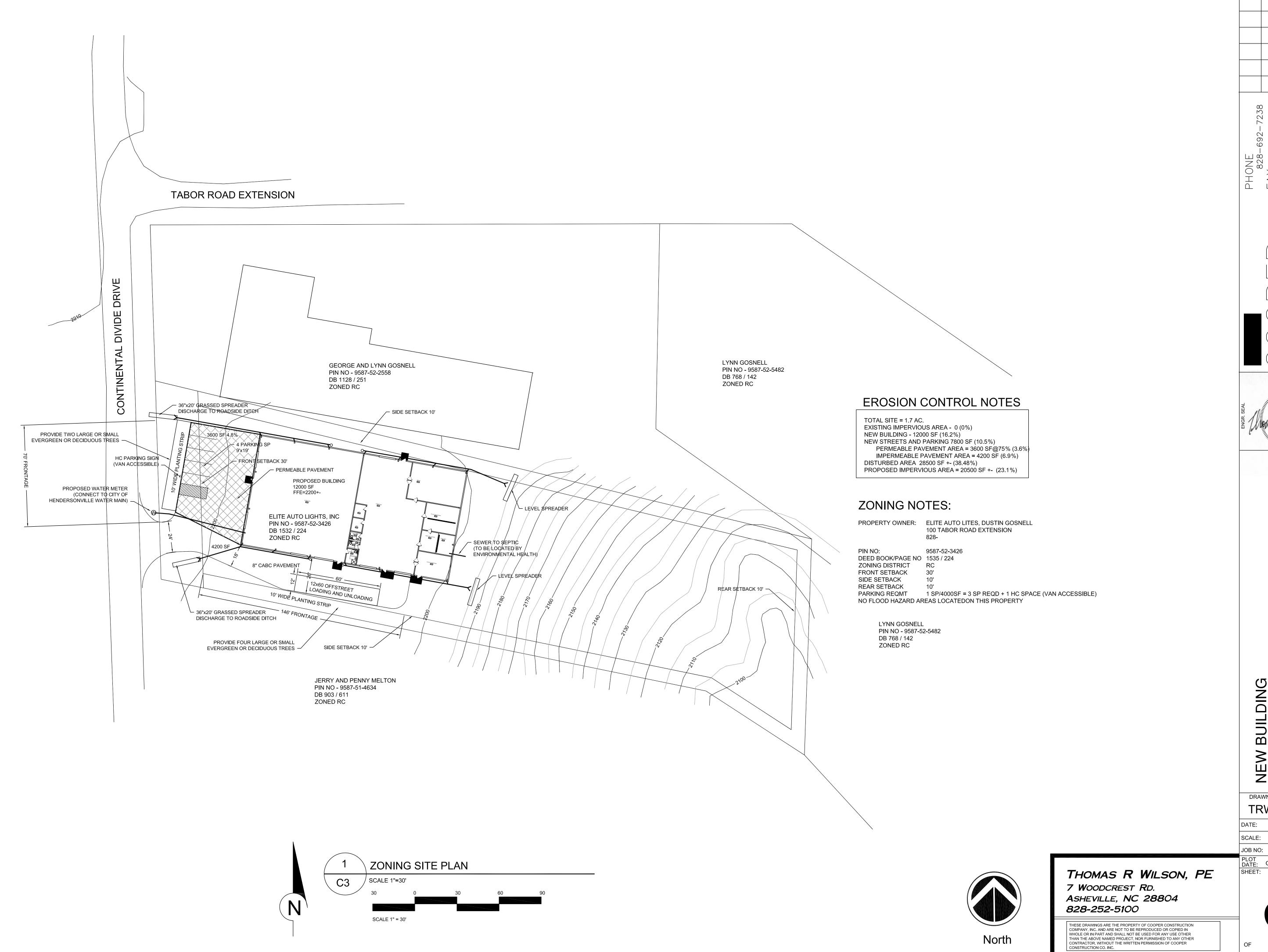
NEW BUILDING ELITE AUTO LITES 100 TABOR RD EXT EAST FLAT ROCK, NC 28731

APPROVED BY OWNER

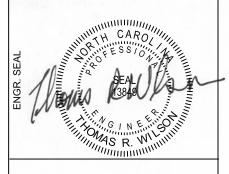
REVISIONS

FOUNDATION PLAN S1

SCALE 1/8"=1'



REVISIONS .-7238 -692-PHONE 828-



NEW BUILDING
ELITE AUTO LITES
100 TABOR RD EXT
EAST FLAT ROCK, NC 28731

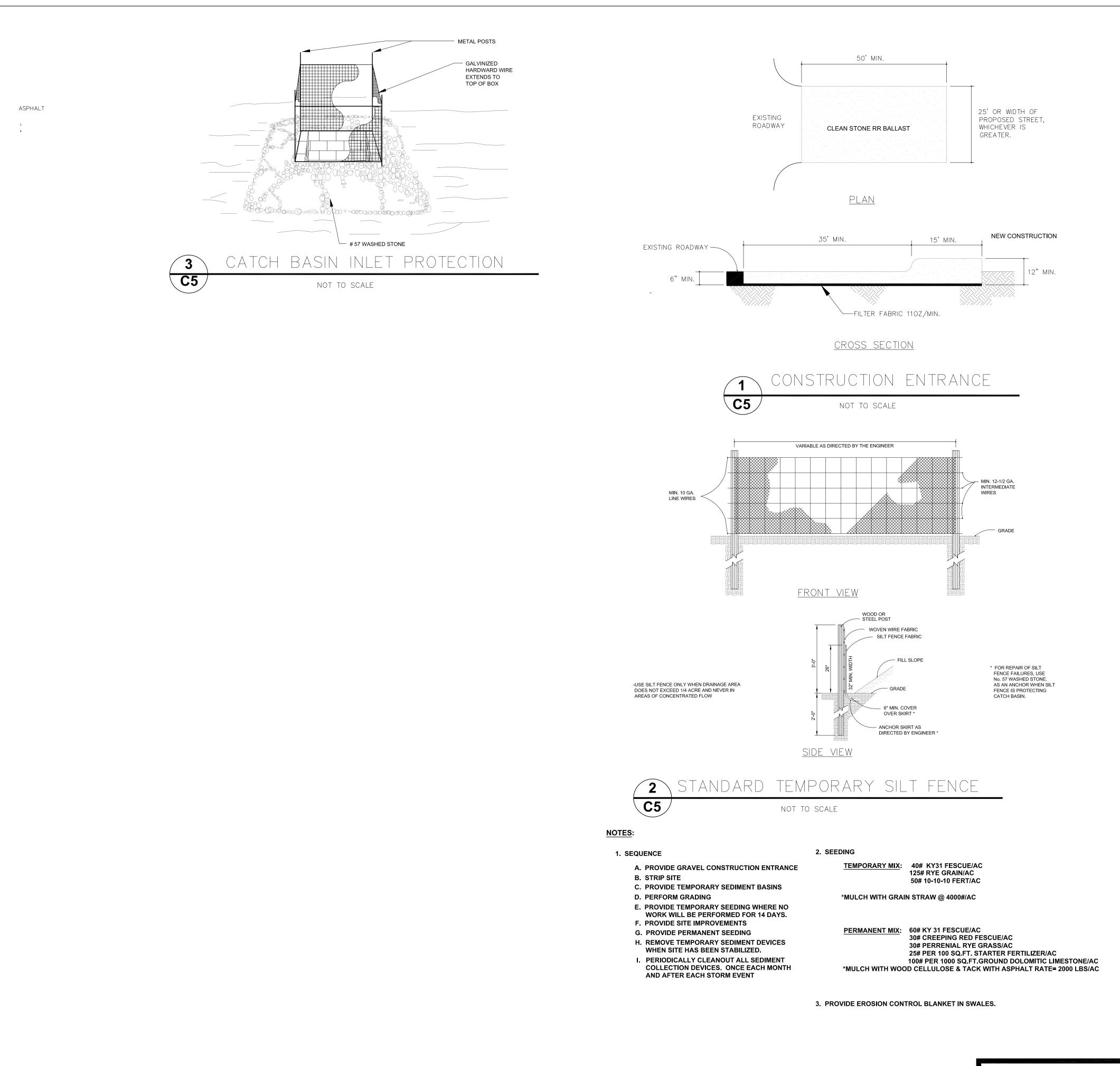
APPROVED BY OWNER DRAWN: **TRW**

SCALE: AS NOTED

OCTOBER 22, 2013

PLAN

SHEETS



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SCALE: AS NOTED

JOB NO:

PLOT DATE: OCTOBER 22, 2013

SHEET:

DETAILS

C2

SHEETS

APPROVED BY OWNER

NEW BUILDING
ELITE AUTO LITES
100 TABOR RD EXT
EAST FLAT ROCK, I

DRAWN:

DATE:

OF

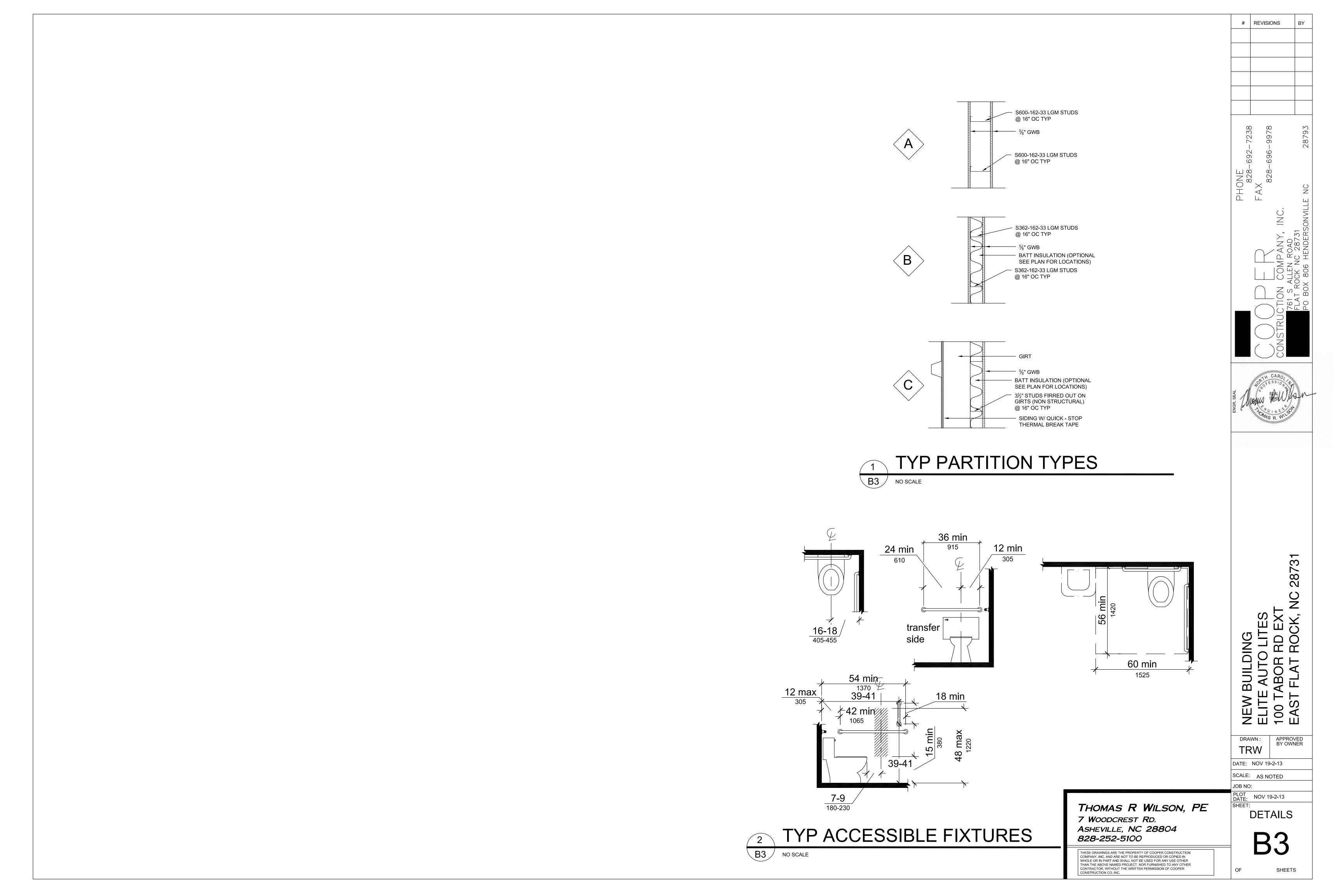
28731

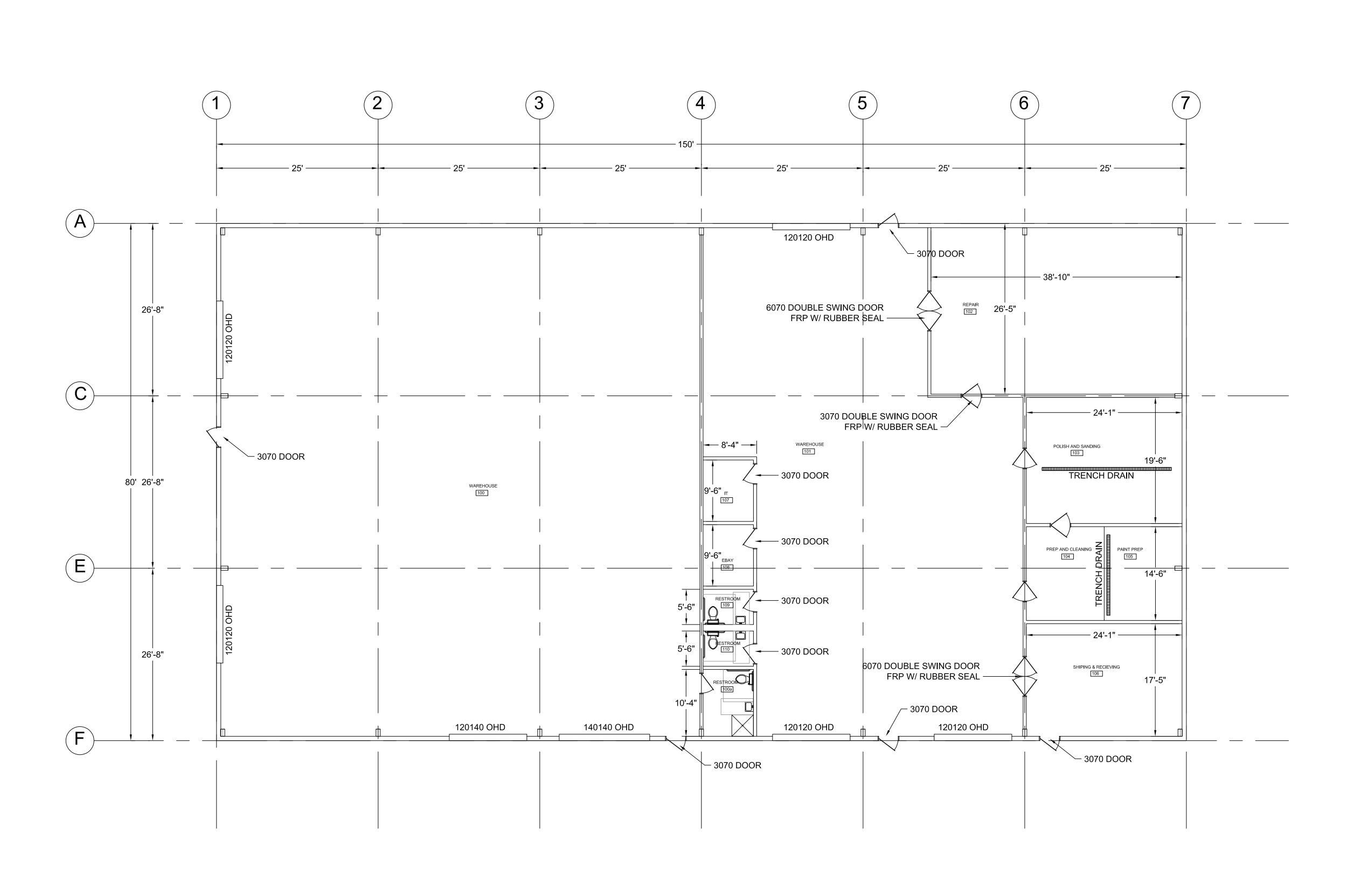
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3-692-7238

PHONE 828-FAX









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THOMAS R WILSON, PE ASHEVILLE, NC 28804

SCALE: AS NOTED

AUGUST 15, 2013

FLOOR PLAN

DRAWN:

DATE:

JOB NO:

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NEW BUILDING
ELITE AUTO LITES
100 TABOR RD EXT
EAST FLAT ROCK, NC 28731

APPROVED BY OWNER

